

Prepared by / Return to:

Mark S. Mayfield, PLLC, Riverhill Tower Building, 1675 Lakeland Dr., Suite 306, Jackson, MS 39216. Phone 601-948-3590. MS Bar No. 1967

Grantor:

Mark S. Mayfield, Riverhill Tower Building, 1675 Lakeland Dr., Suite 306, Jackson, MS 39216. Phone 601-948-3590

Grantee:

Trustmark National Bank, Attn: Mortgage Real Estate, The Day Center, 201 Country Place Parkway, Pearl, MS 39208-3456. Phone 800-844-2000

Indexing Instruction / Legal Description:

Situated in DeSoto County, MS, to-wit:

Lot 54, Section A, Magnolia Lakes Subdivision, situated in Section 35, Township 1 South, Range 6 West, as per plat of record in Plat Book 59, Page 1 in the Chancery Clerk's Office of DeSoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

TNB Loan ****0213
S.W. Melton (FHA)

TRUSTEE'S DEED

WHEREAS, on June 22, 2006, Steven W. Melton, a single man, executed a Deed of Trust to T. Harris Collier, III, as Trustee for Trustmark National Bank, as Lender, and for Mortgage Electronic Registration Systems, Inc. (MERS), as Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2541 Page 471;

* WHEREAS, on December 21, 2009, Mortgage Electronic Registration Systems, Inc. (MERS) substituted Mark S. Mayfield as Trustee, as recorded in Book 3121 Page 208;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Mortgage Electronic Registration Systems, Inc. (MERS), the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

WHEREAS, the undersigned Trustee, pursuant to the terms of the Deed of Trust and the laws of MS, did advertise said sale in the DeSoto Time Tribune, a newspaper of general circulation in DeSoto

* Please do not notate

County, MS, on the dates indicated by the attached Proof of Publication, and did post copy of the Notice of Sale on the bulletin board of the Courthouse of DeSoto County, MS, on the date of the first newspaper publication;

WHEREAS, on February 18, 2010, at the east main front door of the County Courthouse of DeSoto County, MS, between the hours of 11:00 A.M. and 4:00 P.M., the undersigned Trustee, did offer for sale at public outcry and did sell to the highest and best bidder for cash the following described land and property situated in DeSoto County, MS, to-wit:

Lot 54, Section A, Magnolia Lakes Subdivision, situated in Section 35, Township 1 South, Range 6 West, as per plat of record in Plat Book 59, Page 1 in the Chancery Clerk's Office of DeSoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

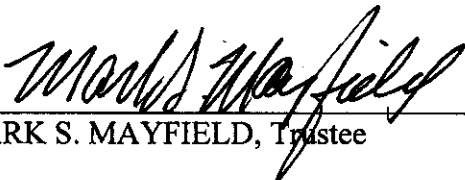
THE UNDERSIGNED TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at the sale Mortgage Electronic Registration Systems, Inc. (MERS), bidding the sum of \$ 122,463.75 for all of the above described property. The property was struck off to Mortgage Electronic Registration Systems, Inc. (MERS) for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, in the Appointment of Substitute Trustee, the holder of the indebtedness authorized the Trustee to transfer and assign its bid over to whomsoever the above named authorized, in the event they were the last and highest bidder at the sale. Such event has taken place. By the execution of this conveyance, Mark S. Mayfield, Trustee, does hereby transfer and assign all of the rights, title and interest of the holder of the indebtedness, as last and highest bidder, unto Trustmark National Bank, he having been authorized and requested so to do.

NOW, THEREFORE, premises considered, and the sum of \$ 122,463.75, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey unto **TRUSTMARK NATIONAL BANK**, all of the above described property, conveying only such title as is vested in me as Trustee, and without any warranties.


Reference is made to Chicago Title Insurance Company, Loan Policy No. 2088225, dated August 15, 2006, which insures that the above described Deed of Trust which is hereby foreclosed upon was a good and valid first lien upon subject real property.

WITNESS my signature this February 18, 2010.


MARK S. MAYFIELD, Trustee

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally appeared before me the undersigned authority in and for the said County of Hinds, Mississippi, this February 18, 2010, within my jurisdiction, the within named MARK S. MAYFIELD, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Comm. Expires: 8/6/2010

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

TNB Loan ****0213
S.W. Melton (FHA)
TRUSTEE'S NOTICE OF
SALE

WHEREAS, on June 22, 2006, Steven W. Melton, a single man, executed a Deed of Trust to T. Harris Collier, III, as Trustee for Trustmark National Bank, as Lender, and for Mortgage Electronic Registration Systems, Inc. (MERS), as Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2541 Page 471;

WHEREAS, on December 21, 2009, Mortgage Electronic Registration Systems, Inc. (MERS) substituted Mark S. Mayfield as Trustee, as recorded in Book 3121 Page 208;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Mortgage Electronic Registration Systems, Inc. (MERS), the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to the terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

NOW, THEREFORE, I, Mark S. Mayfield, Trustee for said Deed of Trust, will on February 18, 2010, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 A.M., and 4:00 P.M.), at the east main door of the De Soto County Courthouse, located in Hernando, MS, to the highest and best bidder for cash, the following described property situated in De Soto County, MS, to-wit: Lot 54, Section A, Magnolia Lakes Subdivision, situated in Section 36, Township 1 South, Range 6 West, as per plat of record in Plat Book 58, Page 1 in the Chancery Clerk's Office of DeSoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

I will convey only such title as is vested in me as Trustee, with no warranties.

WITNESS my signature this January 28, 2010.

Volume No. 115 on the 28 day of Jan., 2010
Volume No. 115 on the 4 day of Feb., 2010
Volume No. 115 on the 11 day of Feb., 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010

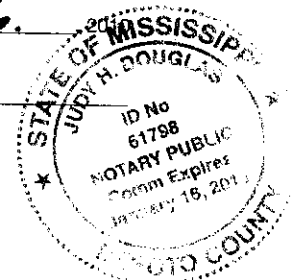
Diane Smith

Sworn to and subscribed before me, this 11 day of Feb.

BY

Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 348 words @ .12 \$ 41.76
B. 2 subsequent insertions of 696 words @ .10 \$ 69.60
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 114.36

/s/ MARK S. MAYFIELD

MARK S. MAYFIELD, Trustee
Mark S. Mayfield, PLLC, Riverhill Tower Building, 1875 Lakeland Dr., Suite 306, Jackson, MS 39216, Phone 601-948-3590, MayfieldAtty@aol.com

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